

PB# 95-29

**TNW & SIDOLI
LOT LINE**

17-4-55.1 & 58

95 - 29

TOWN OF NEW WINDSOR/SIDOLI L.L. CHG
RT. 9W (SIDOLI)

Approved 12/12/95

Wilson Jones - Carbonless - S1642 JWCCL Duplicate - S1644 JWCCL Triplicate
 555 Union Ave.
 New Windsor, N.Y. 12553
 MADE IN U.S.A.
 © Wilson Jones, 1989

DATE October 4, 1995 RECEIPT NUMBER 95-29
 RECEIVED FROM Debra Sidoli
 Address 350 Water Street - Ferry Crossing - Newburgh, NY
One Hundred Fifty 00/100 DOLLARS \$ 150.00
 FOR Escrow for L.L. Charge

ACCOUNT		HOW PAID		
BEGINNING BALANCE	150.00	CASH		
AMOUNT PAID	150.00	CHECK		
BALANCE DUE	- 0 -	MONEY ORDER		

[Signature]
 BY Myna Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

Received of Debra L. Sidoli \$ 50.00
Fifty 00/100 DOLLARS
 For Planning Board # 95-29

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 496		50.00

By Dorothy H. Hansen
Town Clerk
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

Received of Vincent A. Clavio \$ 100.00
One Hundred 00/100 DOLLARS
 For Planning Board # 95-29

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 1117		100.00

By Dorothy H. Hansen
Town Clerk
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

JWCCL Triplicate

DATE 12-12-95

RECEIPT NUMBER 95-29

BY Myra Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

1500

Oct 4 1995

Received of Debra L Sidole \$ 50.00

Fifty 00/100 DOLLARS

For Planning Board # 95-29

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 4910		50.00

By Dorothy H. Hansen

Town Clerk
Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Dec 19 1995

Received of Vincent A Clavio \$ 100.00

One Hundred 00/100 DOLLARS

For Planning Board # 95-29

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 1117		100.00

By Dorothy H. Hansen

Town Clerk
Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

Wilson Jones • Carbonless • S1642-4W CL Duplicate • S1644-4W CL Triplicate

MADE IN U.S.A.
© Wilson Jones, 1989

DATE 12-12-95 RECEIPT NUMBER 95-29

RECEIVED FROM Vincent & Debra Clavio

Address 350 Water St 7-15 - Newburgh, N.Y.

Four Hundred Sixteen 50/100 DOLLARS \$ 417.50

FOR Addition to Escrow for Professional Services

ACCOUNT	HOW PAID
BEGINNING BALANCE <u>417.50</u>	CASH
AMOUNT PAID <u>417.50</u>	CHECK # <u>1116</u>
BALANCE DUE <u>- 0 -</u>	MONEY ORDER

Susan Zappala

BY Myra Mason, Secy to the P.B.

any fees \$443.50

Map Number 232-95 City [X]
Section 17 Block 4 Lot 58 Town [X] Village [X] New Windsor
Title: Sidoli, Debra L. and the
Town of New Windsor
Dated: 11-11-95 Filed Dec 13, 1995
Approved by Arcy VanZeeuwen
on Dec. 12, 1995
Record Owner Debra L. Sidoli

JOAN A. MACCHI
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/19/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-29

NAME: TOWN OF NEW WINDSOR/SIDOLI LOT LINE CHANGE
APPLICANT: SIDOLI, DEBRA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/12/95	PLANS STAMPED	APPROVED
11/01/95	WORK SESSION APPEARANCE . MAKE REVISIONS AND SUBMIT FOR STAMP OF APPROVAL	REVISE & SUBMIT
10/25/95	P.B. APPEARANCE . APPROVED SUBJECT TO MARK'S COMMENTS OF 10/25/95	APPROVE SUB. TO MARK
10/11/95	PLANNING BOARD APPEARANCE . NEED COPY OF LETTER FROM D.O.T. RE: DRIVEWAY LOCATION	LA:WVE. P.H. RETURN
10/04/95	WORK SESSION APPEARANCE	SUBMIT
05/03/95	WORK SESSION APPEARANCE	RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/19/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-29

NAME: TOWN OF NEW WINDSOR/SIDOLI LOT LINE CHANGE

APPLICANT: SIDOLI, DEBRA

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/04/95	MUNICIPAL HIGHWAY	/ /	
ORIG	10/04/95	MUNICIPAL WATER	10/05/95	APPROVED
ORIG	10/04/95	MUNICIPAL SEWER	/ /	
ORIG	10/04/95	MUNICIPAL FIRE	10/05/95	APPROVED
ORIG	10/04/95		/ /	
ORIG	10/04/95		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/19/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 95-29

NAME: TOWN OF NEW WINDSOR/SIDOLI LOT LINE CHANGE
APPLICANT: SIDOLI, DEBRA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/12/95	APPROVAL FEE	CHG	100.00		
12/12/95	REC. CK. #1117	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/19/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-29

NAME: TOWN OF NEW WINDSOR/SIDOLI LOT LINE CHANGE
APPLICANT: SIDOLI, DEBRA

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
10/04/95	REC. CK. #497	PAID		150.00	
10/11/95	P.B. ATTY. FEE	CHG	35.00		
10/11/95	P.B. MINUTES	CHG	36.00		
10/25/95	P.B. ATTY. FEE	CHG	35.00		
10/25/95	P.B. MINUTES	CHG	18.00		
12/12/95	P.B. ENGINEER FEE	CHG	443.50		
12/12/95	REC. CK. #1116	PAID		417.50	
		TOTAL:	567.50	567.50	0.00

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$ _____

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG... \$100.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 443.50

PLANNING BOARD ATTORNEY FEES:\$ 70.00

MINUTES OF MEETINGS\$ 54.00

OTHER\$ —

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 567.50

Less Escrow: 150.00
\$417.50 Due



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SIDOLI/TOWN OF NEW WINDSOR LOT LINE CHANGE
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17-BLOCK 4-LOT 55.1 AND LOT 58
PROJECT NUMBER: 95-29
DATE: 11 OCTOBER 1995
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED LOT LINE
CHANGE BETWEEN LOT 58 AND LOT 55.1. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the R-4 Zoning District. The bulk information indicated appears correct, based on the availability of both municipal sewer and water services. The bulk table should also include the required values for minimum livable floor area and development coverage.
2. The plan does not include a title block indicating the name, address and license of the preparing professional. I suggest this be added, notwithstanding the fact that some copies may bear a stamp and signature.

In addition, the plan should be clear in that the lot line change is between two (2) parties, namely Debra Sidoli and the Town of New Windsor.

3. Currently, an existing municipal sewer passes through the proposed residential property. The plan does not indicate any proposed easement for same. A 20' easement is recommended.

In addition, existing drainage passes through the property from Route 94 and Pine Street, a Town road. In light of same, it is my recommendation that the Planning Board require that a drainage easement be created through the property.

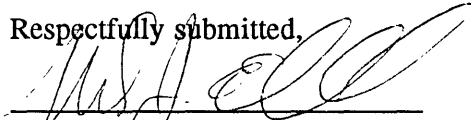
Once the easements are all depicted, the Applicant's surveyor should calculate the total area of the easements, and provide a net area for the parcel (for record purposes).

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SIDOLI/TOWN OF NEW WINDSOR LOT LINE CHANGE
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17-BLOCK 4-LOT 55.1 AND LOT 58
PROJECT NUMBER: 95-29
DATE: 11 OCTOBER 1995

4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision** (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SIDOLI.mk

TOWN OF NEW WINDSOR/SIDOLI LOT LINE CHANGE (95-29)
ROUTE 9W

Mrs. Debra Clavio appeared before the board for this proposal.

MR. PETRO: Is it Miss or Ms. Sidoli?

MRS. CALAVIO: It's actually Mrs. Clavio but we have been doing this for two years so it is still Sidoli. Everyone has the map, I guess, I see. You are all familiar with Rosebud's on 9W, Rosebud's parking lot, this land is directly across the street.

MR. EDSALL: Has anyone noticed the little bit of grading work, that is the location.

MR. PETRO: Somebody dumped some stone and stuff in there tonight.

MRS. CALVIO: Okay, basically what's happened is the small triangle piece that borders 9W is an existing piece of property that I own, okay, was bought by Sun Oil, I don't know why they sold it to us because it's not really developable. I got a variance from the town and realized that it just wasn't feasible to put a house like 14 foot from the edge of pavement, not a good deal so I went and I saw the Town of New Windsor over at Mr. Meyers and found out that they owned all of the property from Stewart's Furniture store, Lacey Field and it went all the way to 94 so I went and had Mr. Hawkins go down there and do a survey of the land to find out if it was even buildable because there's a 30 foot culvert on the northern portion of this property which is the water easement that comes all the way down off the mountain under 94 down River Road. So Town of New Windsor says yes, we'll sell you the piece of property from Pine Street east okay and they agreed on a figure, I signed the contracts, it's been in the paper as a legal notice that they are selling it to me, closing I believe is November 5th.

MR. VAN LEEUWEN: Isn't there kind of a gorge in there through there?

MRS. CALVIO: It's about a 20, 25 foot drop, okay see it shows the topo of the land, the center being the eye of the hole, the deepest point okay basically what this is about is moving the lot line from the edge of my property to Pine Street, correct, Mark, is that am I doing, is that what this is all about?

MR. EDSALL: You're moving, my understanding and I haven't seen the deeds, you're moving the, it's not called out, that is one of my comments, there's a dashed line just below the proposed house that is the existing lot line and you're moving that lot line up above where Pine Street is where the line projects across so that will be obviously we're requesting that be a little clearer on the survey. That is my understanding what you're doing. I haven't seen the deeds.

MR. PETRO: You're going to be connecting the triangle to the piece that is being acquired from New Windsor and cutting off up by Pine Street so it becomes a property line?

MR. ESALL: Correct.

MR. VAN LEEUWEN: You're taking this dark line out here, is that the idea?

MR. EDSALL: The little dashed line, this is going to be the lot line change so everything from this--

MRS. CALVIO: What I have done is they've also allowed me to use part of the state property for driveway in this area because of that being a downgrade, it's a 55 mile an hour speed limit there so instead of coming down that hill and making that short right turn into the lot, Mr. Elgie and Mr. Bowman at the State Department have signed a piece of paper for me allowing this driveway to come more on a slant. They've also done that for me.

MR. VAN LEEUWEN: So you're intending to build a house back there?

MRS. CALVIO: There's a little box back there, says

proposed house, yes.

MR. KRIEGER: That house, that will conform to all the zoning and so forth?

MRS. CALVIO: Meets all requirements.

MR. STENT: So that is going to be in the back yards of these other people that are in there.

MR. PETRO: The remainder of the land after the lot line change is going to stay to the Town of New Windsor to the rest of the new lot line, the new lot line is going to be here, this landing is going to remain Town of New Windsor property?

MRS. CALVIO: Yes, it is, yes.

MR. VAN LEEUWEN: She wants to take this line here and move it up to here. I don't see any big deal.

MR. PETRO: Water and sewer hookup are where?

MRS. CALVIO: There are two accesses to the sewer and the water has already been tapped.

MR. PETRO: Onto your lot?

MRS. CALVIO: Yes.

MR. VAN LEEUWEN: You already have water there now?

MRS. CALVIO: Bob Mulah (phonetic) got the permits and put a curb box in in the front of my property on 9W out in alongside where it goes showing the driveway that is basically where it's been tapped to bring it up.

MR. PETRO: I see a manhole on the little triangle property.

MRS. CLAVIO: There's a manhole here on the triangle and there's also a manhole back here in the middle of the property and this dotted line that you see coming all the way out joins both manholes.

MR. PETRO: So you can go anywhere.

MR. VAN LEEUWEN: You can tie anywhere in between there.

MR. PETRO: That triangle where your first manhole is do you own that now?

MRS. CALVIO: Yes.

MR. BABCOCK: She also has approval to build a house on that little triangle also.

MRS. CALVIO: I have a variance for that but I wouldn't do that.

MR. VAN LEEUWEN: You have a variance to put a house in there?

MRS. CALVIO: Yes.

MR. DUBALDI: So you just, the reason why you want to move the house back farther.

MRS. CLAVIO: No, the only reason I'm doing this I have a variance but the whole reason for this is the contracts already been signed for me to purchase this acre and a half from the Town of New Windsor, what I am here to do is to find out if it's okay with the board that we change the lot line. That is basically it.

MR. VAN LEEUWEN: You want to move the lot line from point A to point B?

MRS. CALVIO: Right and so the piece of property that I'm purchasing from the Town of New Windsor will all become section, lot and block the same number as this little triangle and the Town of New Windsor will retain everything west of Pine Street.

MR. STENT: They are going to be having a public hearing on the sale of that?

MRS. CALVIO: There's no public hearing, just had to be in the paper, it was put in the paper, it's November

5th closing, contracts are have already been signed.

MR. PETRO: Is there a stream that goes down through this?

MRS. CALVIO: It's not a stream, just any kind of runoff from 94 up on the mountain.

MR. PETRO: I have been in there, I was at Stewart's not to long ago and we looked right on this property.

MRS. CALVIO: If you are familiar with that, the back of Stewart's used to be very swampy years ago and a lot of that runoff used to sit down in that culvert.

MR. PETRO: I have no problem with this.

MR. DUBALDI: Make a motion we assume lead agency under the SEQRA process.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board assume lead agency status on the Town of New Windsor/Sidoli lot line change on Route 9W. Is there any further discussion from the board members? If not, roll call.

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: All my years on the board I have never seen anything quite like this, it is different. Anybody want to go down and take a look at it?

MR. PETRO: I think all Mark's comments should be addressed.

MR. EDSALL: I think they are items that she can pass back to her surveyor. One other item which I really think we have to do and it's something that I can get

from Phil Crotty is a copy of the actual deed for the conveyance so we can verify that the metes and bounds match. I don't have that right now.

MR. PETRO: Also, if she's going to have, if she's going to change the driveway configuration and go across DOT property, I think we'd like to have a copy of that letter in our file.

MRS. CALVIO: Mr. Hawkins is doing that tonight.

MR. PETRO: And it should be shown on the map the location of the driveway.

MRS. CALVIO: Right.

MR. VAN LEEUWEN: Because we can't do anything like that without state approval.

MR. BABCOCK: The location of the driveway Jim is on her property, it's on this map here.

MRS. CLAVIO: What's happening is you see how you come down.

MR. BABCOCK: You're changing the location of the driveway.

MRS. CALVIO: It's not the driveway location, instead of it coming in on this right here, it's going to come in on this angle, you know what I mean so when you're coming down, you're not like stopping and making a right, it's on the corner.

MR. BABCOCK: So, it is changing so you need to talk to them.

MRS. CALVIO: Right.

MR. BABCOCK: I'm sorry, Jim, I misunderstood.

MRS. CALVIO: Mr. Elgie already has the change.

MR. PETRO: Just give us a letter, a copy of it.

MR. EDSALL: It's my understanding that the layout is something that the DOT arranged.

MRS. CALVIO: They preferred, it's not, this was not my choice. Mr. Elgie doesn't want someone slamming in my rear end when I go into my driveway.

MR. PETRO: What zone is this?

MR. EDSALL: R-4.

MR. EDSALL: This is still R-4.

MR. PETRO: So, it is R-4 you said.

MR. EDSALL: Yes.

MR. PETRO: It's all residential around you?

MRS. CALVIO: Except for Stewart's on the other side of the culvert and Rosebud's, this was a commercial piece of property years ago and now it's zoned, it's professional.

MR. EDSALL: No, it's R-4, just R-4, next door is NC.

MR. PETRO: We're at the point where we're getting at a public hearing. Anybody want to shed any light on that?

MR. VAN LEEUWEN: it's one lot, I make a motion to waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: What did you say?

MR. VAN LEEUWEN: It's one lot, it's actually a lot line change. I have never all my 23 years here, I have never seen where we have public hearing for a lot line change.

MR. PETRO: Okay.

MR. EDSALL: Just one thing also obviously if she did

obtain a variance there was a public hearing that discussed the use of this area for residential.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Sidoli/Town of New Windsor lot line change on 9W. Is there any further discussion from the board members? If not, roll call.

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: What do we have? We have fire approval on 10/5/95.

MR. VAN LEEUWEN: She's got six things to get done that Mark wants.

MR. EDSALL: I'll get ahold of Phill Crotty in the interim and we'll doublecheck the description.

MR. PETRO: I think that is as far as we can go tonight so get a couple of comments that you will have taken care of, Mark can help you along with this, especially number 3 we're interested in number 3.

MR. STENT: All the easements.

MR. EDSALL: Yeah.

MR. PETRO: Thank you.

"VERON
SU

LOT #1
(SUB.)

SPECIAL NOTE: EASEMENTS

1. DRAINAGE EASEMENT-A 20' STRIP OF LAND,
(10'+)-EACH SIDE OF THE CENTERLINE OF THE STREAM)
OF WITCH THE TOWN RESERVES THE RIGHT TO MAKE REPAIRS
AND IMPROVEMENTS, AND THE FUTURE OWNERS SHALL MAINTAIN RESTORATIONS.

2. SEWER EASEMENT-A 20' STRIP OF LAND (10'+)-
EACH SIDE OF THE CENTERLINE OF THE EXISTING
SEWER LINE) OF WITCH THE TOWN RESERVES THE
RIGHT TO MAKE REPAIRS AND IMPROVEMENTS AND
THE FUTURE OWNERS SHALL MAINTAIN RESTORATIONS.

N/F SCHARF
L 2779/96

S-17, B-4, L-13
N/F STEWART
L 1817/416

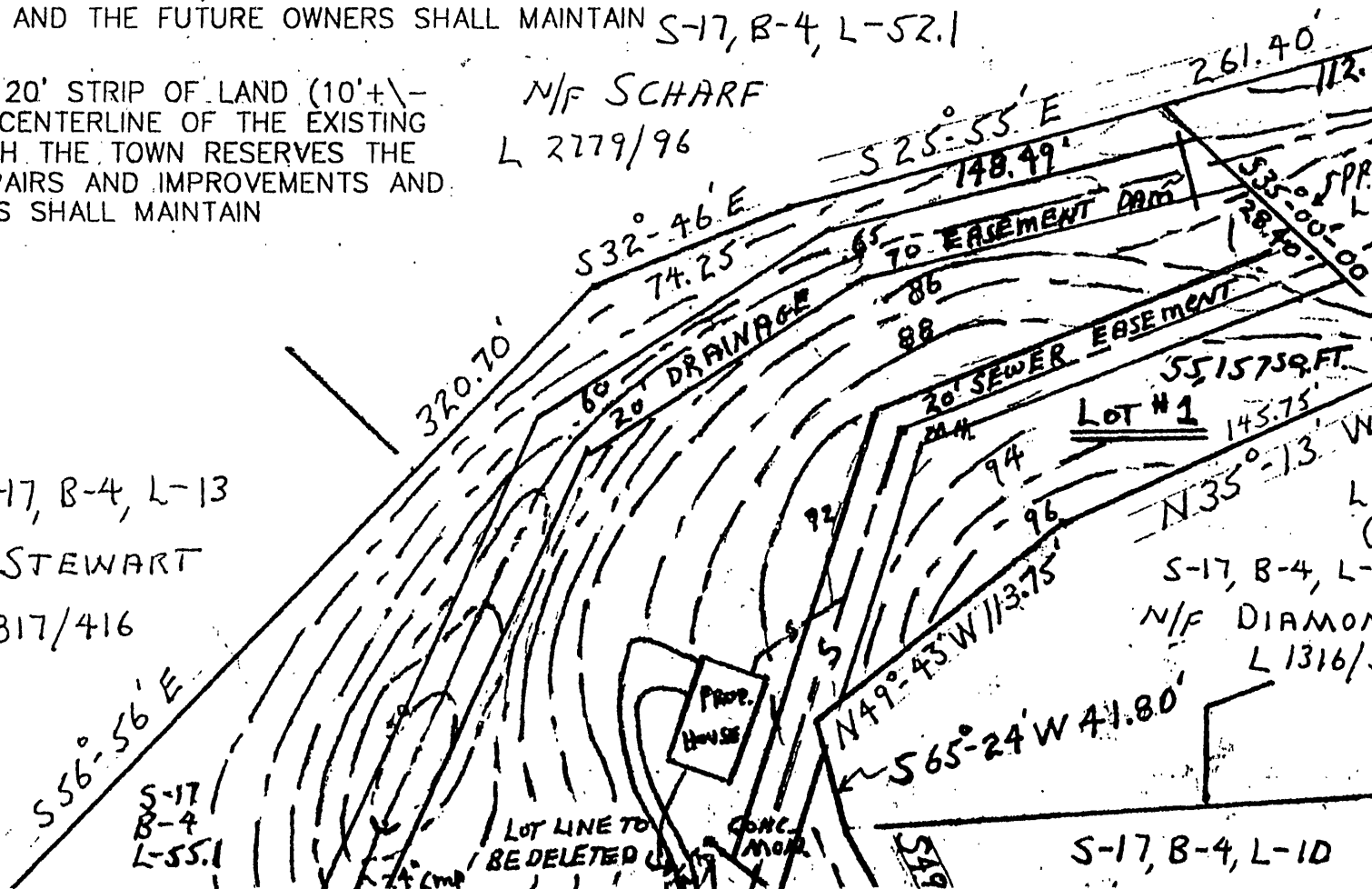
S-17
B-4
L-55.1

LOT LINE TO
BE DELETED

PROP.
HOUSE

CONC.
MOR

S-17, B-4, L-10



R-4

GENERAL NOTES:

15,000 SQ.FT.

100 FT.

35 FT.

15 FT.

- 30 FT.

- 40 FT.

T.- 60 FT.

- 35 FT.

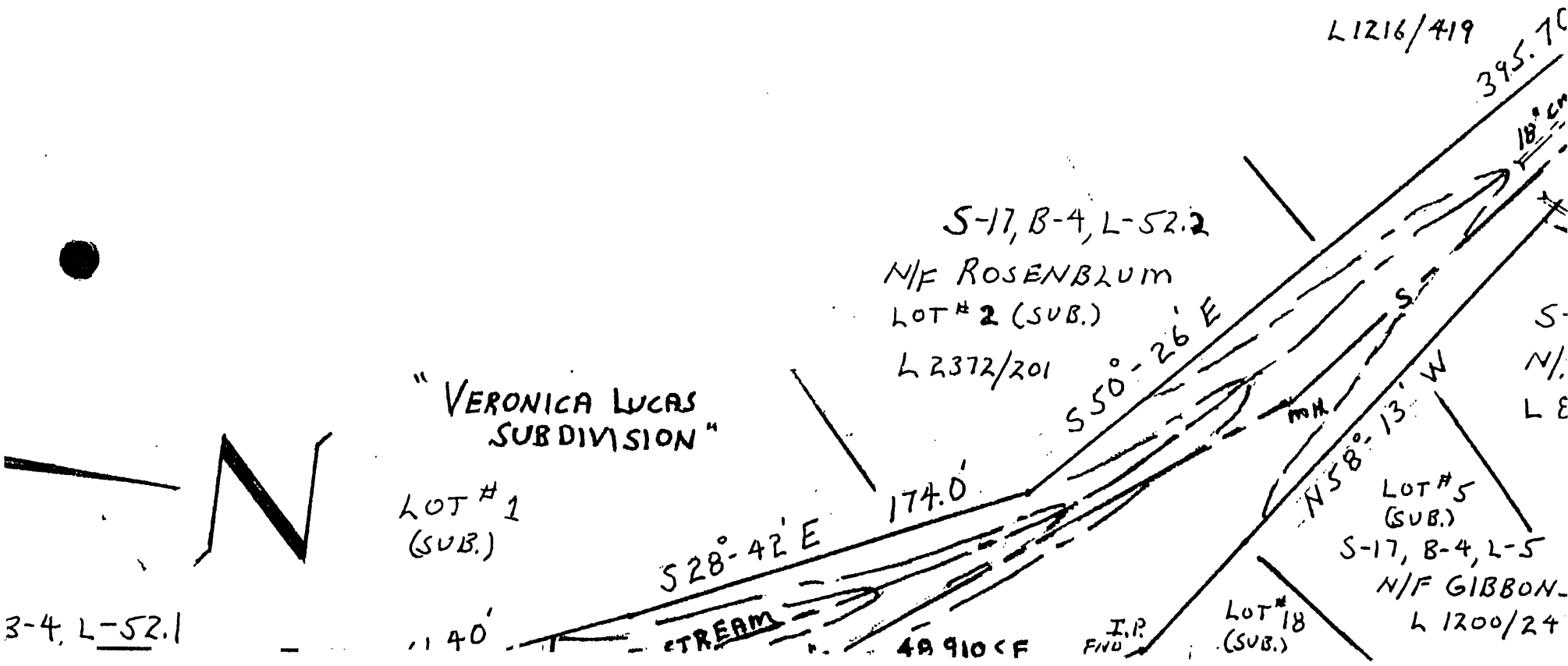
8 AREA - 1,000 SQ.FT.

AVERAGE - 30%

1. TAX MAP DATA : S-17,B-4,L-55.1

2. TOTAL AREA - 2.74 ACRES.

3. LOT #1 SHALL BE CONVEYED FROM THE TOWN OF NEW WINDSOR (S-17,B-4,L-55.1) AND BE ADDED TO THE LANDS OF DEBRA SODOLI. (LOT S-17,B-4,L-58)





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

(914)563-4630

October 18, 1995
FAX:914-563-4693

Christopher Hawkins, P. E.
35 Briarwood Lane
Marlboro, N. Y. 12542-6302

RE: TOWN OF NEW WINDSOR TO SIDOLI

Dear Chris:

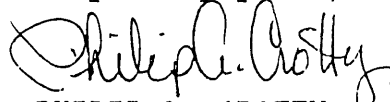
I met with Mark Edsall today concerning the two easements that must be reserved to the Town of New Windsor in the above referenced matter. One easement is a sewer easement; the other is a drainage easement.

The easement reservation language will appear in the deed from the Town to Ms. Sidoli, and a copy of your map will be attached to the deed.

The same easement language must be repeated in the new deed from Sidoli to Sidoli describing the new parcel as enlarged, after Planning Board approval. Her personal attorney will have to prepare that deed.

Finally, the easement language, as you should modify to fit the map, must appear as a note on your map when presented to the Planning Board.

Very truly yours,


PHILIP A. CROTTY
Attorney

PAC/PAB
Enclosure

cc: Supervisor Meyers
Mark Edsall, P. E.

Plan - DRAINAGE
838° 28' 56"
256° 34' 73"

10/18/95
Faintly
Yellow

YELLOW - SINKER (TO
BENEATH OF F.W.)

S-17, B-4, L-13
N/F STEWART
L 1817/416

S-17, B-4, L-52.1
N/F SCHARF
L 2779/96

261.40

S 25° 55' E

S 32° 46' E

70,893.54 FT.

LOT #1

N 33° 13' W
145.15 FT
S-17, B-4, L-12.2
N/F DIAMONTI
L 1316/355

S-17, B-4, L-10
N/F HALAS
L 1778/1104
LOT #23 (SUB.)

N 49° 45' W 13.75
S 65° 24' W 44.80

S 49° 14' W 14.14
S 49° 14' W 14.14

N 26° 39' 20' E 716.38
N/F SIDOLI
S-17, B-4, L-58

W. EDGE OF PAVEMENT
TO NE

N/F NEW YORK
STATE

PROP.
HOUSE

LONG
MON.

N 53° 21' W
72.06

S-17
B-4
L-55.1

W. N 13° 54' W

370.70

74.25

70

86

88

92

94

96

S 56° 56' E

248.95

CENTER MEDIAN

NYS

ROUTE 9W

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
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(914) 562-8640
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507 Broad Street
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SIDOLI/TOWN OF NEW WINDSOR LOT LINE CHANGE
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17 - BLOCK 4 - LOT 55.1 AND LOT 58
PROJECT NUMBER: 95-21
DATE: 25 OCTOBER 1995
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED LOT LINE
CHANGE BETWEEN LOT 58 AND 55.1. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 11 OCTOBER 1995
PLANNING BOARD MEETING.

1. At the time these comments are being prepared, I have not received the revised Lot Line Change from the Applicant. Notwithstanding same, and since the revisions were minor in nature and mostly involved clarifications of information and notes regarding the lot line change and required easements, I am commenting as noted below with regard to any consideration for approval of this lot line change.
2. If the Board considers this application for approval, I recommend the following conditions of approval:
 - a. That the lot line change plan be revised to address any previous or current comments of the Planning Board's Engineer.
 - b. That the Applicant be required to submit a deed which encompasses the entire parcel to the Planning Board for verification for property boundary and all required conditions regarding easements thru the property.
 - c. The Planning Board withhold stamp and signature of approval until such time that the Board receives authorization to do so from the Town Supervisor and/or Town Attorney.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJesh A:sidoli.sh

SIDOLI/TOWN OF NEW WINDSOR LOT LINE CHANGE (95-29) -
RT. 9W

Mrs. Debra Clavio appeared before the board for this proposal.

MR. PETRO: We have fire approval on 10/5/95, also we have a highway work permit number 8950446, it is in front of me if anyone would like to see it for her property permit. They have it as Sideli, S-I-D-E-L-I.

MRS. CLAVIO: It's wrong, it's O-L-I.

MR. PETRO: As long as we have it.

MRS. CLAVIO: Mr. Green was having a bad day.

MR. VAN LEEUWEN: We went through this, all we were waiting for was the road permit, right?

MRS. CLAVIO: Well, I have had the road permit since August.

MR. LANDER: Where are we?

MRS. CLAVIO: Do you know where Rosebud's is? It's right across the street.

MR. PETRO: Right next to the furniture place. It's a big ravine.

MR. STENT: Part of it has been cleared.

MR. PETRO: Mrs. Clavio owns the property, she bought it from the Town of New Windsor, is that correct?

MRS. CLAVIO: I owned the front piece, the piece behind, acre and a half is what is being purchased.

MR. PETRO: In contract now, is that correct?

MRS. CLAVIO: Right, closing is November 6.

MR. PETRO: Do you see the small lot line change in the middle there? We reviewed it at the last meeting, I

don't think there was any outstanding issues, other than we were waiting to see the work permit which we have on file now and Mark, you have some comments, do you want to touch on any of these?

MR. EDSALL: Basically, the three items, there's still a couple minor corrections that have to be done to the plan as far as the way some of the notes and information are presented, but that is something if the board conditionally approves it, we can take care of. Second comment is one which the attorney for the town reviewing this transfer of the property requested that we ask for a deed which encompasses the total parcel, the combined parcel and we make sure that certain verbiage relative to the easements are included in that deed and that wording I can get from Phil Crotty who's working on that with me. Last condition that we were asked to include in any potential conditional approvals is that you hold off stamping and signing the plan until such time that the supervisor or the attorney recommend that you do so because obviously, they are the ones that are handling the same.

MR. PETRO: It's still in contract.

MR. EDSALL: So, if you find nothing else wrong and you want to proceed those are three conditions I'd recommend.

MR. PETRO: Mark, the proposed house that is on the map, I'll ask Mrs.--

MRS. CLAVIO: It's Mrs. Clavio but Debbie will be fine.

MR. PETRO: Is that exactly where the house is going to be? It's plotted on the map now.

MRS. CLAVIO: Yes.

MR. PETRO: Exact location only because you have the easements.

MRS. CLAVIO: There's 20 foot easement.

MR. PETRO: You're going to build a house right on top

of it and it is rather close.

MRS. CLAVIO: Well--

MR. PETRO: Mike, how would you monitor where the house is built once it's in the field? There's a foundation on top of an easement, how will you know? You probably wouldn't, right, you're not going to bring a site plan with you.

MR. BABCOCK: We're going to ask for an as-built when it's done.

MR. EDSALL: Or a foundation plan.

MR. PETRO: That is a little late.

MR. A LNDER: There's probably a manhole up here, Mr. Chairman so--

MR. EDSALL: They could string a line between the two manholes and they can check that they meet the ten foot offset back.

MR. BABCOCK: We can have that done, I'm sure the sewer department.

MR. PETRO: You're following my concern here?

MR. BABCOCK: Absolutely.

MR. VAN LEEUWEN: Usually, when the surveyor goes out and plots the house anyway.

MR. PETRO: I have done it with a tape measure.

MRS. CALVIO: It's going to be all zoned out and Mr. Argenio has already gone up there because we have to tap in through between the two manholes so they have to allow so many feet from where the tap is to where the foundation is going, that all has to be planned out by Chris Hawkins.

MR. VAN LEEUWEN: Make a motion to declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Sidoli/Town of New Windsor lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. VAN LEEUWEN: I'll make a motion with the following stipulations that Mark just gave, put that into the motion.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Sidoli/Town of New Windsor lot line change on Route 9W subject to Mark's comments. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

(914)563-4630

October 2, 1995
FAX: 914-563-4693

Thomas J. Murphy, Esq.
717 Broadway
Newburgh, N. Y. 12550

RE: TOWN OF NEW WINDSOR to SIDOLI
Section 17 - Block 4 - Lot 55.1 (P/O)

Dear Tom:

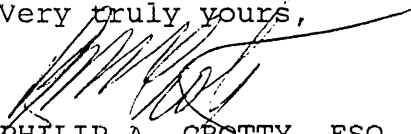
This letter is our revised position with respect to the letter which was sent to you on September 25, 1995.

At this time you are authorized to have the enclosed Resolution published in the official newspaper, The Sentinel. Please bring proof of publication and proof of payment for the publication to the town attorney's office.

During the pendency of the 30 days for the permissive referendum, I suggest that you take the matter up with the Town Planning Board for a lot line change. The contract between your client and the Town of New Windsor should be sufficient for your client to make the appearance. I will sign any Planning Board forms that may be required in order to evidence that the seller is a willing party to the lot line change.

The Town of New Windsor will be in a position to turn over the deed to the property once the permissive referendum period has expired and the Planning Board has granted its approval.

Very truly yours,


PHILIP A. CROTTY, ESQ.
Attorney's Office

PAC/PAB
Enclosure

cc: Supervisor Meyers
Town Planning Board
Michael Babcock, B. I.

TOWN OF NEW WINDSOR

NOTICE OF RESOLUTION INITIATING PERMISSIVE REFERENDUM

NOTICE IS HEREBY GIVEN that the Town Board of the TOWN OF NEW WINDSOR, County of Orange, New York, at a regular meeting thereof held on the 6th day of September, 1995, duly adopted a Resolution for the sale of a portion of a parcel of land owned by the TOWN OF NEW WINDSOR to Debra L. Sidoli at a purchase price of Ten Thousand (\$10,000) Dollars. The lands to be conveyed are a portion of Town-owned lands identified as tax map Section 17 - Block 4 - Lot 55.1 comprising approximately 1.67 acres more or less. The lands will be adjoined to property presently owned by Debra L. Sidoli, designated as tax map Section 17 - Block 4 - Lot 58, to form one enlarged parcel of lands of Sidoli.

This sale is subject to a permissive referendum.

BY ORDER OF THE TOWN BOARD
TOWN OF NEW WINDSOR,

DOROTHY H. HANSEN,
TOWN CLERK

P.B. #95-29 Application fee

DEBRA L. SIDOLI 565-3064
350 WATER ST. FERRY CROSSING 7-15
NEWBURGH, NY 12550

496

1-108/280

10-4 1995

Pay to the Order of Town of New Windsor \$ 50.00
Fifty dollars ^{no}/_{xx} Dollars



MARINE MIDLAND BANK
NEWBURGH OFFICE
100 AUTO PARK PLACE
NEWBURGH, NEW YORK 12550

For

⑆028001081⑆494106175⑆ 0496

©HARLAND 1993

P.B. #95-29 ESCROW

DEBRA L. SIDOLI 565-3064
350 WATER ST. FERRY CROSSING 7-15
NEWBURGH, NY 12550

497

1-108/280

10-4 1995

Pay to the Order of Town of New Windsor \$ 150.00
One Hundred fifty dollars ^{no}/_{xx} Dollars

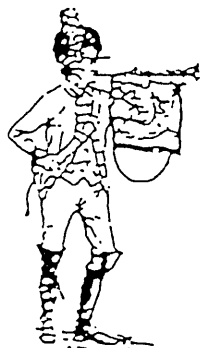


MARINE MIDLAND BANK
NEWBURGH OFFICE
100 AUTO PARK PLACE
NEWBURGH, NEW YORK 12550

For

⑆028001081⑆494106175⑆ 0497

©HARLAND 1993



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.C.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 29

DATE PLAN RECEIVED: RECEIVED OCT 4 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Town of New Windsor _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Notify water Dept. before any
excavation new water lines -

HIGHWAY SUPERINTENDENT DATE

John D.D. Gino 10-5-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

10 copies



TOWN OF NEW WINDSOR 95-29

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

RECEIVED OCT 4 1995

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

178 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. ☒ Site Plan _____ Spec. Permit _____

1. Name of Project LOT LINE CHANGE - TOWN OF NEW WINDSOR
2. Name of Applicant DEBRA L. SIDOLI Phone (914) 565-3064
Address 350 WATER ST. 17-15 NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record TOWN OF NEW WINDSOR Phone _____
Address 555 UNION AVE. NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan CHRIS HAWKINS, P.E.
Address 35 BRIARWOOD LANE MARLBORO, N.Y. 12542-6302
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney Thomas Murphy Phone (914) 562-1515
Address 717 BROADWAY NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting DEBRA L. SIDOLI Phone (914) 565-3064
(Name)
7. Project Location: On the WEST side of Route 9W South
2000' feet South of N.Y.S. Route 94
(direction) (street)
8. Project Data: Acreage of Parcel 2.75 AC. Zone R-1,
School Dist. N.B.G.
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 5-17 Block 4 Lot 55.1
11. General Description of Project: MOVE LOT LINE ON
PROPERTY FROM STATE R.O.W TO APPROX 300 FT NORTH
WEST OF STATE MON. (FURTHER WEST ON R.O.W.)
12. Has the Zoning Board of Appeals granted any variances for
this property? yes ☒ no.
13. Has a Special Permit previously been granted for this
property? yes ☒ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the
property owner, a separate notarized statement from the owner
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and
states that the information, statements and representations
contained in this application and supporting documents and
drawings are true and accurate to the best of his/her knowledge
and/or belief. The applicant further acknowledges responsibility
to the Town for all fees and costs associated with the review of
this application.

Sworn before me this

26th day of June 1995

John L. Fiddell
Applicant's Signature

Debra M. Avery
Notary Public

DEBRA M. AVERY
NOTARY PUBLIC, State of New York
No. 5002088
Qualified in Ulster County
Commission Expires September 21, 1996

TOWN USE ONLY:

95-29

Date Application Received

Application Number

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Debra L. Sidoli, deposes and says that he/she
(Applicant)

resides at 350 Water Street, Newburgh, N.Y. 12550
(Applicant's Address)

in the County of ORANGE

and State of NEW YORK

and that she is the applicant for the lot line change
on Rt. 9W parcel (17-4-55.1).
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized CHRIS HAWKINS, P.E.
(Professional Representative)

to make the foregoing application as described therein.

Date: 10/3/95

[Signature]
(Owner's Signature)
Patricia P. Bankhart
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. ✓ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. NA Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

*If applicable.

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13. ✓ Name of adjoining owners.
14. NA Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. NA Flood land boundaries.
16. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ NA Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. Include existing or proposed easements. *SEWER BASEMENT/DRAINAGE EASEMENT FOR TOWN? width?*
20. NA Right-of-Way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. 2 Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. NA Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided. *Town sewer & water available*

*If applicable.

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29. MA Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. MA Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data. *Do to the ~~steeper~~ steepness of some areas I did 2' Except in those areas I did 5'*
32. ✓ Indicate percentage and direction of grade.
33. ~~none~~ - noted Adj. subdivision Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. MA Indicate location of street or area lighting (if required).

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. MA Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. MA A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Gerald Zimmerman, L.S.
Licensed Professional

Date: 6/2/95

95-29

SEQR

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14-18-4 (2/87)-Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR	2. PROJECT NAME <i>LOT LINE Change</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF New Windsor</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Route 9W -</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>move Easterly Line OF property, 300 to west of said Line.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>2.75</i> acres Ultimately <i>2.75</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <i>Town property FOR Town sewer R.O.W.</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>CHARIA HAWKINS</i>	Date: <i>5/26/95</i>
Signature: <i>CA Baker</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN § NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN § NYCRR, PART 817.87 If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from responsible officer)

 Date

RESULTS OF P.B. MEETING

DATE: October 11, 1995

PROJECT NAME: TNW Sidle PROJECT NUMBER 95-29

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) V VOTE: A 4 N 0

* M) S) VOTE: A N

CARRIED: YES ☒ NO

* CARRIED: YES: NO

PUBLIC HEARING: M) V S) D VOTE: A 4 N 0

WAIVED: YES ☒ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES ☒ NO

DISCUSSION/APPROVAL CONDITIONS:

Need copy of Letter from D.O.T. re: driveway location



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 95-29
WORK SESSION DATE: 1 Nov 95 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: Sidoli
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Chris Hawkins
MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. _____
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- (Already
Cond. App'd)
- ① Title block lot Sidoli & P/B
remove sketch plan
 - ② Sidoli sign final
 - ③ Plan easement notes → Crotty
 - ④ Approval letter from DOT
 - ⑤ Record Owners - delete "Sidoli"
 - ⑥ Need deed of combined parcel

RESULTS OF P.B. MEETING

DATE: October 25, 1995

PROJECT NAME: Sidoli / T.N.W. PROJECT NUMBER 95-29

LEAD AGENCY:

* NEGATIVE DEC:
*

M)___ S)___ VOTE:A___ N___

* M) ✓ S) 5 VOTE:A 5 N 0
*

CARRIED: YES___ NO___

* CARRIED: YES: ✓ NO___
*

PUBLIC HEARING: M)___ S)___ VOTE:A___ N___

WAIVED: YES___ NO___

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE:A___ N___ YES___ NO___

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE:A___ N___ YES___ NO___

DISAPP: REFER TO Z.B.A.: M)___ S)___ VOTE:A___ N___ YES___ NO___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___ S)___ VOTE:A___ N___ APPROVED:___

M) ✓ S) 1 VOTE:A 5 N 0 APPR. CONDITIONALLY: 10-25-95

NEED NEW PLANS: YES___ NO___

DISCUSSION/APPROVAL CONDITIONS:_____

Sub to Muck's comments



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

FAX MEMO

1763

TO: Phil Crotty

ATTN: _____

FAX NUMBER: _____

NUMBER OF PAGES (INCLUDING COVER SHEET) 3

FROM: Myra

DATE SENT: 12-6-95 TIME SENT: _____

MESSAGE: _____

As per our conversation, please review the attached notes from the final T. New Windsor / Sidoli L.L. Cky plan and let me know if plans are ready for approval stamp.

Thank you,

Myra

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS REQUESTED:

YES _____ NO ☒



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 95 - 29
WORK SESSION DATE: 3 MAY '95 APPLICANT RESUB.
REQUIRED:
REAPPEARANCE AT W/S REQUESTED: 4
PROJECT NAME: Sidoli/Town N.W. To change
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Debbie Sidoli
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Just north of Stewarts - Lot 5E
Got variance to build house -
Recharing part of 55.1 (The property)
R-4
bulk A-10 discussed values
- Chris Hawkins -

4MJE91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

i-3

TOWN/VILLAGE OF

New Windsor

P/B # _____

WORK SESSION DATE:

4 OCT 95

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME:

4/1 change

PROJECT STATUS: NEW

X

OLD _____

REPRESENTATIVE PRESENT:

Debbie Sidoli

MUNIC REPS PRESENT:

BLDG INSP. ?

FIRE INSP. X

ENGINEER X

PLANNER _____

P/B CHMN. _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add "lot line to be shown"
"proposed lot line"

- Phil Crotty representing Town

- Property Owners Ther and Mrs Sidoli

- 20' service eaz. (show)

- 30 days from today re public notice
re 4/1 change

next avail agenda

4MJE91 powsform

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 5 October 1995

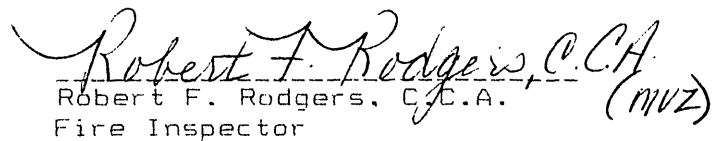
SUBJECT: Sidoli/Town of New Windsor Lot Line Change

Planning Board Reference Number: PB-95-29
Dated: 4 October 1995
Fire Prevention Reference Number: FPS-95-049

A review of the above referenced subject lot line change was conducted on 4 October 1995.

This lot line change is accepted.

Plans Dated: 8 May 1995


Robert F. Rodgers, C.C.A.
Fire Inspector (mvz)

RFR/mvz

REC-1684

"XX"

95- 29

RECEIVED OCT 4 1995

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

This property is NOT in a flood zone!

John L. Jodab.

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION
HIGHWAY WORK PERMIT

Permit Fee: \$ 15.00
Insurance Fee: \$ 25.00
Total Received: \$ 40.00
Check or M.O. No.: 462

Permit No.: 8-95-0446
Project Identification No.:
Expiration Date: / /
SH No.: 41-2
Deposit Rec. for \$ 0.00
Check or M.O. No.:
Dated: / /
Estimated Cost of Work Performed in the State Right-of-Way \$ 0.00
Chargeable to Bond No.:
or Undertaking on File: (\$ 0.00)

*Permittee:

DEBRA L. SIDELL
350 WATER STR., 7-15
NEWBURGH, NY 12550
att:

Billing Address: (Complete if different from above)

Return of Deposit Made Payable to: (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

CONSTRUCT ENTRANCE ONTO STATE HIGHWAY FOR PRIVATE HOME. ALL DRAINAGE TO BE MAINTAINED.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. ANYONE WORKING IN THE STATE HIGHWAY RIGHT-OF-WAY IS REQUIRED TO WEAR HIGH VISIBILITY APPAREL (ORANGE/YELLOW) AND HARD HAT.

County - ORANGE Municipality - NEW WINDSOR Route # - 9W

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at: ROUGHKEEPS, N.Y.
Date Signed: 07/01/95

Commissioner of Transportation

By: MICHAEL J. MIGNOGNA

IMPORTANT

THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK BEGINS. THE HIGHWAY WORK PERMIT SHALL BE AVAILABLE AT THE SITE DURING CONSTRUCTION.

BEFORE WORK IS STARTED AND UPON ITS COMPLETION, THE PERMITTEE ABSOLUTELY MUST NOTIFY THE RESIDENT ENGINEER,

PETER M. TELISKA
(914) 562-4020

112 JACKSON STREET
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED, SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this permit has been completed. Refund of deposit or return/release of bond is requested.

DATE

PERMITTEE

AUTHORIZED AGENT (If Any)

Work authorized by this permit has been satisfactorily completed and is accepted. **Reverse side of this form must be completed.**

- ☐ Refund of Deposit is authorized
- ☐ Return of Bond is authorized
- ☐ Amount charged against Bond may be released
- ☐ Retain Bond for future permits
- ☐ Other

DATE

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

- ☐ Permit closed
- ☐ Bond returned/released
- ☐ Refund of Guarantee Deposit on this permit is authorized
- ☐ Other

DATE

REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

*** Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.**